



2 Stret Lugan, Nansledan, Newquay, Cornwall, TR8 4FG

A STUNNING FULLY DETACHED THREE-BEDROOM FAMILY HOME IN HIGHLY SOUGHT-AFTER NANSLEDAN. 24FT KITCHEN/DINER, BRIGHT DUAL-ASPECT LIVING ROOM WITH PATIO DOORS, SPACIOUS DOUBLE BEDROOMS, MASTER WITH ENSUITE. ENCLOSED WEST-FACING SUN-TRAP GARDEN, PARKING & CARPORT. NO CHAIN!

£385,000
Freehold

our ref: CNN10760

KEY FEATURES



3

- SOUGHT-AFTER LOCATION IN NANSLEDAN
- DETACHED FAMILY HOME WITH THREE BEDROOMS



1

- SPACIOUS 24FT OPEN-PLAN KITCHEN/DINER
- BRIGHT DUAL-ASPECT LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- SUN-FILLED WESTERLY-FACING GARDEN



2

- ALLOCATED PARKING AND CARPORT
- POTENTIAL TO CONVERT CARPORT INTO GARAGE
- MODERN BATHROOMS AND FITTED STORAGE
- NO ONWARD CHAIN, MOVE-IN READY!

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

A Stunning Three-Bedroom Detached Home in the Heart of Nansledan.

Nansledan has rapidly become one of Newquay's most sought-after residential areas, offering a perfect balance of coastal living and modern convenience. Situated just outside the town, it provides easy access to Newquay's vibrant centre and its stunning beaches while fostering a strong sense of community. Developed under the visionary stewardship of The Duchy of Cornwall, Nansledan is a sustainable, beautifully designed extension of Newquay, spanning over 400 acres. With its exceptional craftsmanship, use of local materials, and thoughtful planning, this thriving neighbourhood is built to stand the test of time.

2 Stret Lugan was newly built in 2017 and remains in excellent condition throughout, benefiting from the residual balance of its NHBC warranty. Owned from new by the current vendors, this



immaculate three-bedroom detached home is offered to the market with no onward chain and vacant possession, making it a seamless move for its next owners.

At the heart of this home is the impressive 24ft open-plan kitchen/diner, a fantastic space for family life and entertaining. The dual-aspect living room is bright and inviting, with French doors opening onto the sun-drenched, westerly-facing garden, ensuring plenty of natural light throughout the day. The ground floor also benefits from a spacious hallway with fitted storage and a convenient WC.

Upstairs, you'll find three generously sized double bedrooms, including a master suite with a stylish en-suite shower room. The contemporary theme continues into the modern family bathroom, completing this well-designed upper level.

Additional highlights include double glazing, gas-fired central heating, full-fibre broadband, and bespoke fitted blinds throughout.

Externally, the suntrap garden is a delight, featuring an enclosed, level lawn and patio – perfect for relaxation or entertaining. A rear gate provides direct access to

the allocated parking space and carport, which offers potential for conversion into a garage if desired.

This beautifully presented home is ideal for families, professionals, or those looking to enjoy a coastal lifestyle in a well-connected and thriving community. Early viewing is highly recommended!

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP. For Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated Space & Carport

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level access

Mining: Standard searches include a Mining Search.

Estate Management Fee: Circa £280 per annum

FLOORPLAN & DIMENSIONS

Hallway

8' 6" x 6' 1" (2.59m x 1.85m)
plus stairs

Ground Floor WC

5' 0" x 4' 6" (1.52m x 1.37m)
plus cupboard

Kitchen/Diner

24' 0" x 10' 0" (7.31m x 3.05m)

Living Room

14' 6" x 9' 8" (4.42m x 2.94m)

First Floor Landing

Bedroom 1

14' 6" x 9' 10" (4.42m x 2.99m)

Ensuite

7' 5" x 5' 6" (2.26m x 1.68m)

Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m)

Bedroom 3

11' 2" x 7' 0" (3.40m x 2.13m)
max

Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Carport

16' 0" x 8' 9" (4.87m x 2.66m)

Parking Space



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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